

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING VIA ZOOM

August 24, 2021

MINUTES

Present: Board Members: Chairman, Don Scarborough, Dan Gilbert, Ilene Richardson and Alternates, John Moran, James Low and Megan Loucas
Also: Tracy Kulikowski, Land Use Director,

Chairman Scarborough opened the Regular Hearing at 7:34 p.m. and Ms. Kulikowski read the Legal Notice into the record.

Mr. Moran and Ms. Richardson recused themselves from the first application.

67 OLD REDDING ROAD, owner, ASPETUCK VALLEY COUNTRY CLUB, INC., Map 25, Block 7, Lot 4, Variance to Sections 341.4C and 341.4D of the Weston Zoning Regulations to convert existing tennis court into a parking area that would be setback approximately 22 feet from the front lot line.

Renaud Ammon, General Manager and Bill Leavy, Architect introduced themselves as representatives of Aspetuck Valley Country Club. Mr. Leavy explained that their proposal is for an existing tennis court to be converted into a parking lot, noting that it is not really seen from street, there are trees blocking the view. They suggested keeping the existing trees and putting evergreens behind them as an added buffer. Mr. Scarborough asked what kind of surface the parking lot would be and Mr. Leavy explained that they would replace the tennis court with asphalt and add drainage. Mr. Scarborough then suggested that they consider an alternative of making the parking area a permeable surface. Ms. Loucas posed a question regarding lighting and Mr. Leavy stated that they could do ground level lighting. Mr. Low stated that he hasn't heard anything about hardship. Mr. Ammon explained that the current parking area was sufficient when there were less members, there are now more members and they need to accommodate more vehicles. He also noted that they tried alternate locations but they don't want to take grass and change it into parking. Mr. Scarborough noted that the club doesn't have space to meet the requirements from P&Z regarding adequate parking spaces. Ms. Kulikowski explained that by adding additional parking, they are reducing the nonconformity and helps to improve that situation. Discussion ensued.

Margaret Wirtenberg commented that the absence of anyone complaining says something and one would assume that neighbors are satisfied with the proposal.

Hearing no further comment Mr. Gilbert made a motion to close to public hearing and Ms. Loucas seconded. All in favor, the public hearing was closed at 8:08 p.m.

Deliberations:
(Scarborough, Gilbert, Low, Loucas)

Mr. Scarborough stated that he thinks it is a reasonable request for numerous reasons, the parking situation, it doesn't change the use of the site as far as how it affects the neighborhood or town, and it is still going to be a flat surface used for parking rather than playing a game.

Mr. Scarborough then made a motion to re-open the public hearing and Mr. Gilbert seconded. All in favor, the motion carried (4-0).

Following the re-opening of the Public Hearing, the applicant requested a continuation to the next meeting for the option of having all the members present.

The matter was continued to September 28, 2021.

Mr. Moran and Ms. Richardson re-joined the meeting.

Non-binding pre-application review for 118 Lyons Plain Road, owner (Jeff Kaufman, Architect, for owner Joel Pinsky).

Jeff Kaufman, Architect, representing the owner, explained that they are looking for approval from Section 4A, construction in flood hazard. He explained that the property is close to the water and looks at the waterfall and they are trying to put a studio above the garage and would need space to put a stairwell to the second floor. Ms. Kulikowski explained that this is not a variance to the Zoning Regulations but a variance to flood plain management regulations and further explained why it comes before the ZBA. Mr. Kaufman stated that the living space would be way above the flood level. Mr. Pinsky noted that the reason for the extension is that between the laundry room in the garage and the stairway to the second floor it would take up an entire garage bay. Discussion ensued.

APPROVAL OF MINUTES

Mr. Low made a motion to approve the May 25, 2021 Minutes and Ms. Loucas seconded. All in favor, the motion carried (5-0, 1 abstain, Richardson)

MOTION TO ADJOURN

Mr. Gilbert made a motion to adjourn and Mr. Low seconded. All in favor, the meeting adjourned at 8:55 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: